

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

December 3, 1998

A meeting of the Manistee City Planning Commission was held on Thursday, December 3, 1998 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Ray Fortier, Cyndy Fuller, Roger Yoder, Kristie Harless, John Lakos

MEMBERS ABSENT: John Serocki, Tony Slawinski, Bob Hornkohl.

OTHERS PRESENT: James Atwood (J & J Partnership), Ben Bifoss (City Manager), Jeff Mikula (Abonmarche) and Jon Rose (Community Development Officer).

Meeting was opened at 7:04 p.m. by Chair Yoder.

PUBLIC HEARING:

No Public Hearing

SITE PLAN REVIEW:

James Atwood presented a request for site plan approval for a renovation of the A & W restaurant. MOTION by Lakos with second by Fatke that the site plan be approved as presented. Motion approved unanimously.

CITIZEN QUESTIONS AND CONCERNS:

None.

MINUTES:

MOTION by Ray Fortier, seconded by John Lakos, that the minutes of the November 19, 1998 meeting be approved. Motion approved unanimously.

NEW BUSINESS:

Rose reported that Requests for Proposals for master plan consultants were not yet ready. It was agreed that the executive committee would review and approve the RFP to enable circulation as soon as possible.

Election of Officers.

Rose took over the meeting to ask for nominations for the position of chair. Fortier nominated Yoder, Lakos seconded and there were no other nominations. Yoder elected to chair unanimously.

Yoder resumed running the meeting and asked for nominations for vice-chair. Fortier nominated Harless, Lakos seconded and there were no other nominations. Harless elected to vice-chair unanimously.

Yoder asked for nominations for secretary. Fortier nominated Fatke, Fuller seconded and there were no other nominations. Fatke elected to secretary unanimously.

UNFINISHED BUSINESS:

Discussion was held at the last work session on a request from the appeals board for an increase in the allowable height of buildings in the I-2 Lakefront Industrial district. Pursuant to that discussion a MOTION was made by Harless, seconded by Lakos to approve language to amend section 1042. Height as attached. Motion approved unanimously.

A public hearing on this amendment will be held at the meeting of January 7, 1999.

The City owns property (51-51-211-105-01) on Sixth Ave. surrounding the property currently owned by Mrs. Field. The Planning Commission has been asked for recommendations use of the property. MOTION by Fortier, seconded by Lakos that this property be maintained as vacant land for potential future city purposes. Motion carried unanimously.

MOTION by Fortier, seconded by Harless that worksession scheduled for December 17, 1998 be canceled. Motion carried unanimously.

OTHER COMMUNICATIONS:


None

ADJOURNMENT:

MOTION by Harless, seconded by Lakos the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 7:30 p.m.

MANISTEE PLANNING COMMISSION


Jon R. Rose, Acting as Secretary

1042. Height

No *building or structure* or part thereof shall be *erected or altered* to a height exceeding thirty (30) feet, except as follows: that

- A. Non-dwelling *buildings or structures* other than *accessory buildings or structures*, shall be *erected or altered* to a height not exceeding the height provided for in Section 1070.C of this Ordinance.
- B. *Buildings or structures in the C-4 Commercial and I-2 Lakefront industrial zoning districts may be erected or altered to a height of 40 feet.*
- C. *Buildings or structures in the I-2 Lakefront industrial zoning district may be erected or altered to a height of 60 feet, provided: a fire lane shall be provided to within 20 feet of the building or structure. Said fire lane shall be paved and shall have a minimum width of 20 feet.*

Any *building or structure* or part thereof may be *erected or altered* to any height if approved by the *Appeals Board*, pursuant to its power to grant variances or the *Commission* in connection with a *Special Use Permit* application approval. This Section does not apply to radio, television antenna systems.

[Annotation: This Section was amended to change the word "may" to "shall", effective April 17, 1992.]

